

RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT SUBMITTED BY THE QUEEN'S MEDICAL CENTER, TO ALLOW IMPLEMENTATION OF A 15-YEAR MASTER PLAN WHICH INCLUDES FUTURE BUILDINGS AND PROJECTS THAT ARE ANTICIPATED FOR DEVELOPMENT WITHIN THE NEXT 15 YEARS.

WHEREAS, the Department of Planning and Permitting (DPP) on February 14, 2011, accepted the application of the Queen's Medical Center (QMC), herein referred to as the Applicant, and subsequently accepted a 30-day extension request from the Applicant on April 26, 2011, has applied for a Plan Review Use Permit (No. 2011/PRU-1) to allow implementation of the 15-Year Master Plan for the QMC campus, which includes future buildings and projects that are anticipated for development within the next 15 years, on land zoned A-2 Medium Density Apartment and B-2 Community Business Districts, located at 1301 Punchbowl Street, Puowaina, Oahu and identified as Tax Map Key 2-1-18: 48; 2-1-35: 1, 3-10; and 2-1-37: 20, as shown on the map attached as Exhibit A; and

WHEREAS, the City Council held a public hearing on _____, to consider said application for a Plan Review Use Permit (PRU); and

WHEREAS, on _____, the City Council, having duly considered all of the evidence and reports offered at said public hearing, recommended approval of the subject application for a Plan Review Use with certain conditions enumerated below; now therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Plan Review Use be issued to the Applicant under the following conditions:

1. This PRU permit pertains to the land area described on the map attached hereto as Exhibit A.
2. Development of the site shall be in general conformance with Exhibits B through D-3, attached hereto ("The Queen's Medical Center: 15-Year Master Plan"), and the plans on file with the DPP, and as described in the Director's Report. The Director of the DPP may approve minor or non-substantive deviations in accordance with Land Use Ordinance (LUO) Section 21-2.20(k). Major modifications, as determined by the Director of the DPP, shall require a new PRU permit.
3. This PRU permit shall supersede City Council Resolution No. 04-244, CD1, FD1, (PRU Permit No. 2004/PRU-2), approved on October 13, 2004.



RESOLUTION

4. Prior to the approval of development permit applications for the pedestrian bridge connecting the Miller Street Parking Structure to the General Services Building, the Applicant shall be required to secure an easement from the City and County of Honolulu.
5. Until such time as the proposed H-1 Freeway ramp improvements are completed, the Applicant shall continue to provide an Irrevocable Standby Letter of Credit, satisfactory in form and content to the Director of Budget and Fiscal Services and the Corporation Counsel, in the necessary amount. The current Irrevocable Standby Letter of Credit has an expiration date of September 10, 2011; however, the Applicant shall be required to extend the letter indefinitely until the proposed improvements have been completed.
6. Prior to applying for demolition or building permits for improvements approved by this PRU permit, the Applicant shall obtain required Hawaii Capital Special Design District permits for the construction of the proposed improvements, and any tree removal/relocation.
7. Prior to the approval of any building permits or construction plans for structures approved under this PRU permit, the Applicant shall submit to the Traffic Review Branch (TRB) of the DPP, for its review and approval:
 - a. A time line or phasing plan of the anticipated dates to obtain major building permits for demolition/construction work, including date for the occupancy of these buildings for Phases I, II, and III. The time line shall also identify when the Construction Management Plan (CMP), updates to the Traffic Impact Analysis Report (TIAR), and the Traffic Management Plan (TMP) will be submitted for review and approval. The time line shall also specify when previously committed traffic improvement projects contained in prior PRU permit approvals, such as the Kinau Street off-ramp and the Lusitana Street on-ramp will be completed and commenced, respectively.
 - b. The CMP shall be prepared and submitted prior to the issuance of major demolition and/or building permits and shall identify the type, frequency and routing of heavy trucks and construction-related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP shall include provisions to limit vehicular activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, staging locations for construction-related workers and vehicles, and other mitigation measures related to traffic. The Applicant shall document the condition of roadways prior to the start of construction



RESOLUTION

activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the construction activities.

- c. The TIAR, dated January 11, 2011, shall be updated prior to the commencement of each of the three phases or about every five years. Updates to the TIAR, as required by prior PRU permit approval conditions, such as, after the completion of the Kinau Street off-ramp, shall also be included. Updates to the TIAR shall provide an assessment to validate the projected trip generation rates and traffic assignment volumes at each driveway, as contained in the initial report. The TIAR shall identify sections of streets where traffic congestion is occurring and whether additional traffic mitigation measures are necessary to support this development. The cost to implement the proposed mitigation measures shall be borne by the Applicant.
 - d. A TMP shall be prepared and include traffic demand management (TDM) strategies to minimize the amount of vehicular trips generated by the existing facilities and uses for daily activities. TDM strategies could include carpooling and ride sharing programs, transit incentives and other similar TDM measures. The Applicant shall develop and implement strategies to enhance pedestrian access on the QMC campus shall including a grade-separated pedestrian walkway connecting the Physicians Office Building II and the new Lauhala Tower.
 - e. Vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed 5 percent for a minimum distance of 25 feet from the future sidewalk.
- 8. Construction plans for all work within or affecting City streets and traffic control plans during construction shall be submitted to the TRB for its review and approval.
 - 9. Signage for structures approved under this PRU permit shall continue to follow the previously established sign standards adopted for existing structures on the QMC campus. Prior to approval of signage for any of the proposed Master Plan developments, the Applicant shall submit for to the Director of the DPP (Land Use Approval Branch), for his review and approval, a modification to the signage plan providing detailed signage for the new QMC expansion area.



RESOLUTION

10. Construction plans for all buildings shall be submitted to the Honolulu Fire Department for its review and approval.
11. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the applicant shall stop work and contact the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until SHPD is able to assess the impact and make further recommendations for mitigative action.
12. All exterior lighting shall be shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
13. Approval of this PRU permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant shall be responsible to obtain all other governmental approvals or permits which may be required for the proposed projects.
14. As may be required by the Director of the DPP for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.



RESOLUTION

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to David K. Tanoue, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Mr. Mark Yamakawa, Chief Operating Officer, The Queen's Medical Center, 1301 Punchbowl Street, Honolulu, Hawaii 96813; and Mr. Keith Kurahashi, Kusao & Kurahashi, Inc., 2752 Woodlawn Drive, Suite 5-202, Honolulu, Hawaii 93822.

INTRODUCED BY:

[Signature]

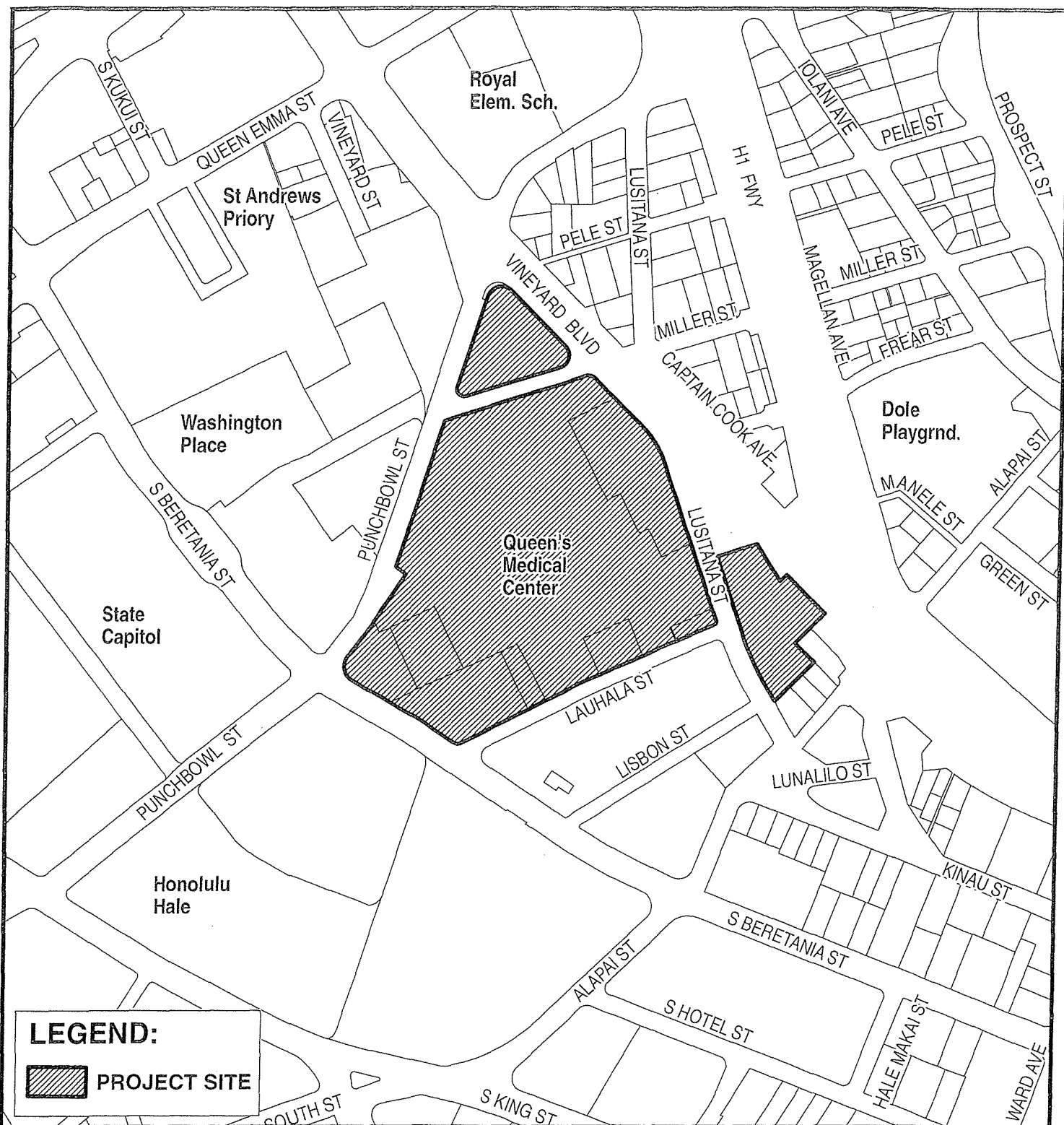
(br)

DATE OF INTRODUCTION:

JUN 15 2011

Honolulu, Hawaii

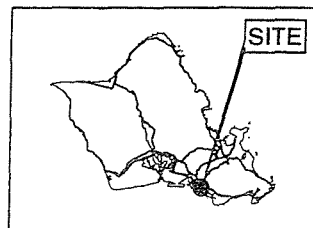
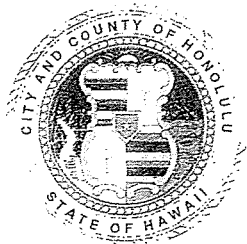
Councilmembers



LEGEND:



PROJECT SITE



VICINITY MAP

0 200 400 800

Scale in Feet



LOCATION MAP

TAX MAP KEY(S): 2-1-18: 48; 2-1-35: 1 and 3-10;
2-1-37:2

Exhibit A

FOLDER NO.: 2011/PRU-1



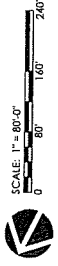
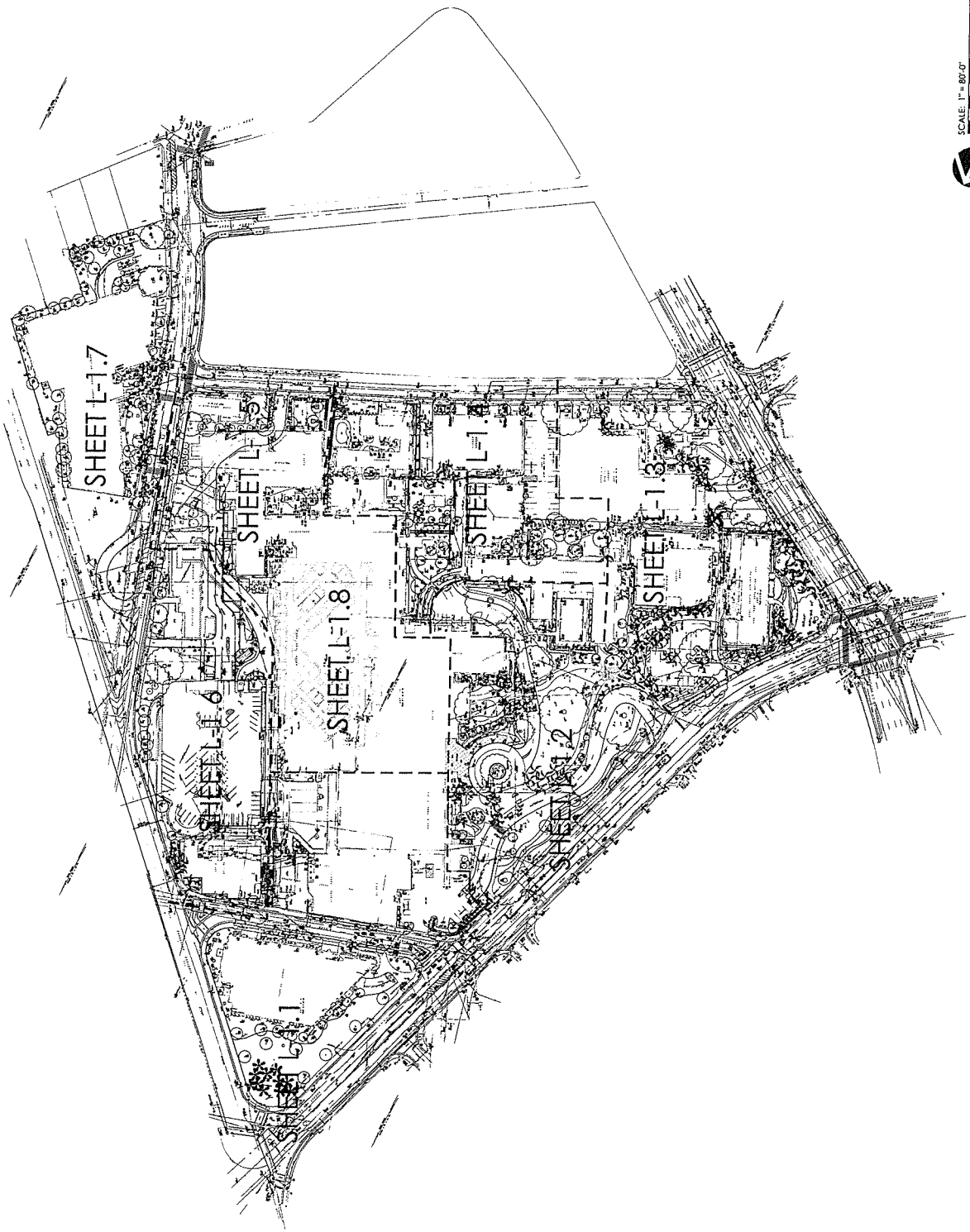
landscape architecture
1148 Third Avenue
New York, New York 10016
Telephone: (800) 739-5591
Fax: (800) 739-5595

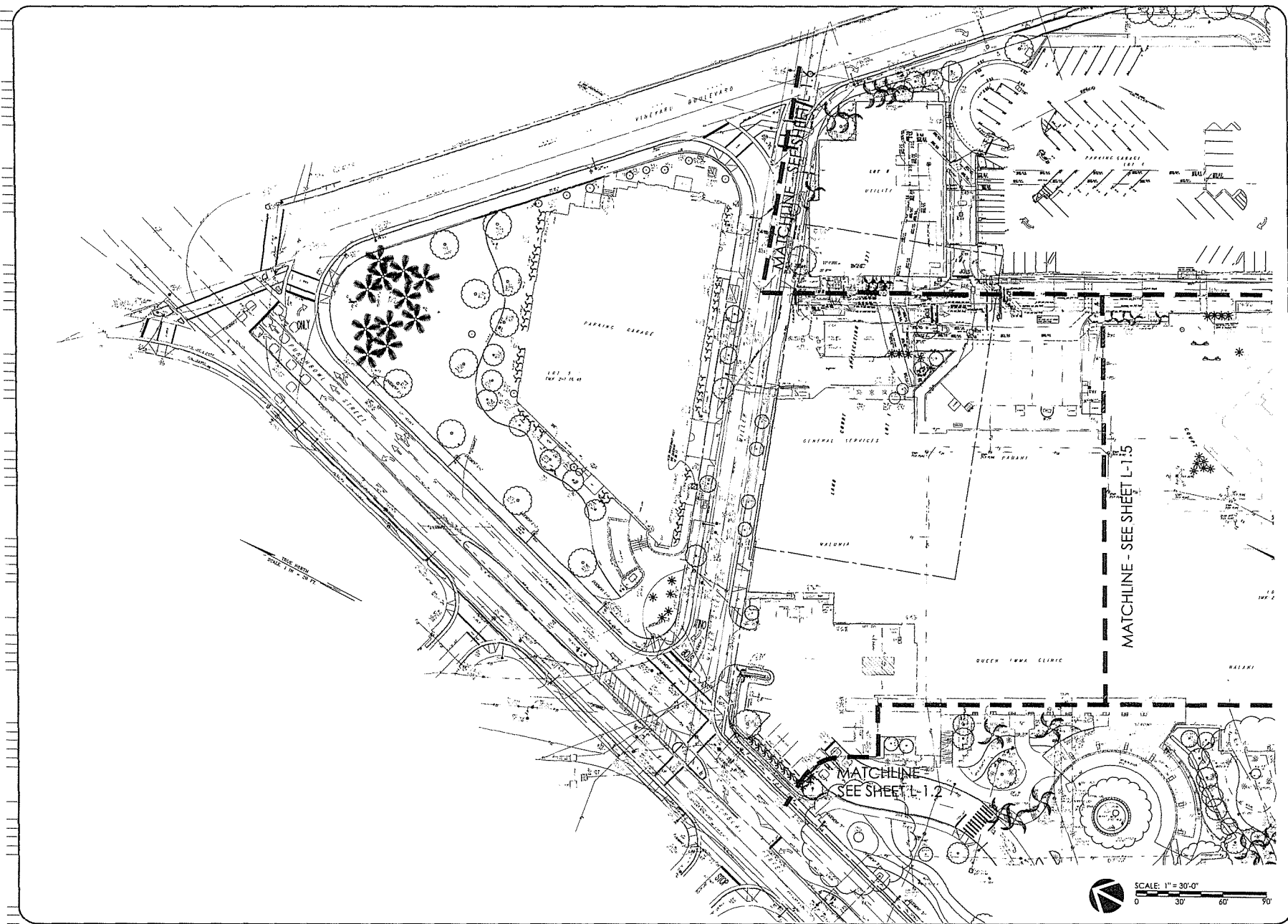
PROJECT
THE QUEEN'S MEDICAL CENTER
OVERALL SITE PLAN
TREE SURVEY

Observation of construction
will be as defined by
the Rules and Regulations
of Board of Registrations
of Architects, Land Surveyors,
Engineers and Surveyors,
STATE OF HAWAII.

DESIGN _____
DRAWN _____
DATE _____
SCALE 1"=80'-0"
SHEET _____ OF _____
Contractor to check and
verify all dimensions and
locations prior to construction.

L-1.0







**walters
kimura
moloda**

landscape architecture

1148 Third Avenue
Honolulu, Hawaii 96816
Telephone (808) 739-5591
Fax (808) 739-5595

PROJECT

THE QUEEN'S MEDICAL CENTER

TREE SURVEY -

MILLER STREET PARKING

Observation of construction will be as defined by Title 16-115-22 in the Rules and Regulations of Board of Registrations of Professional Engineers, Architects, Land Surveyors, and Landscape Architects, STATE OF HAWAII.

DESIGN _____

DRAWN _____

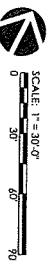
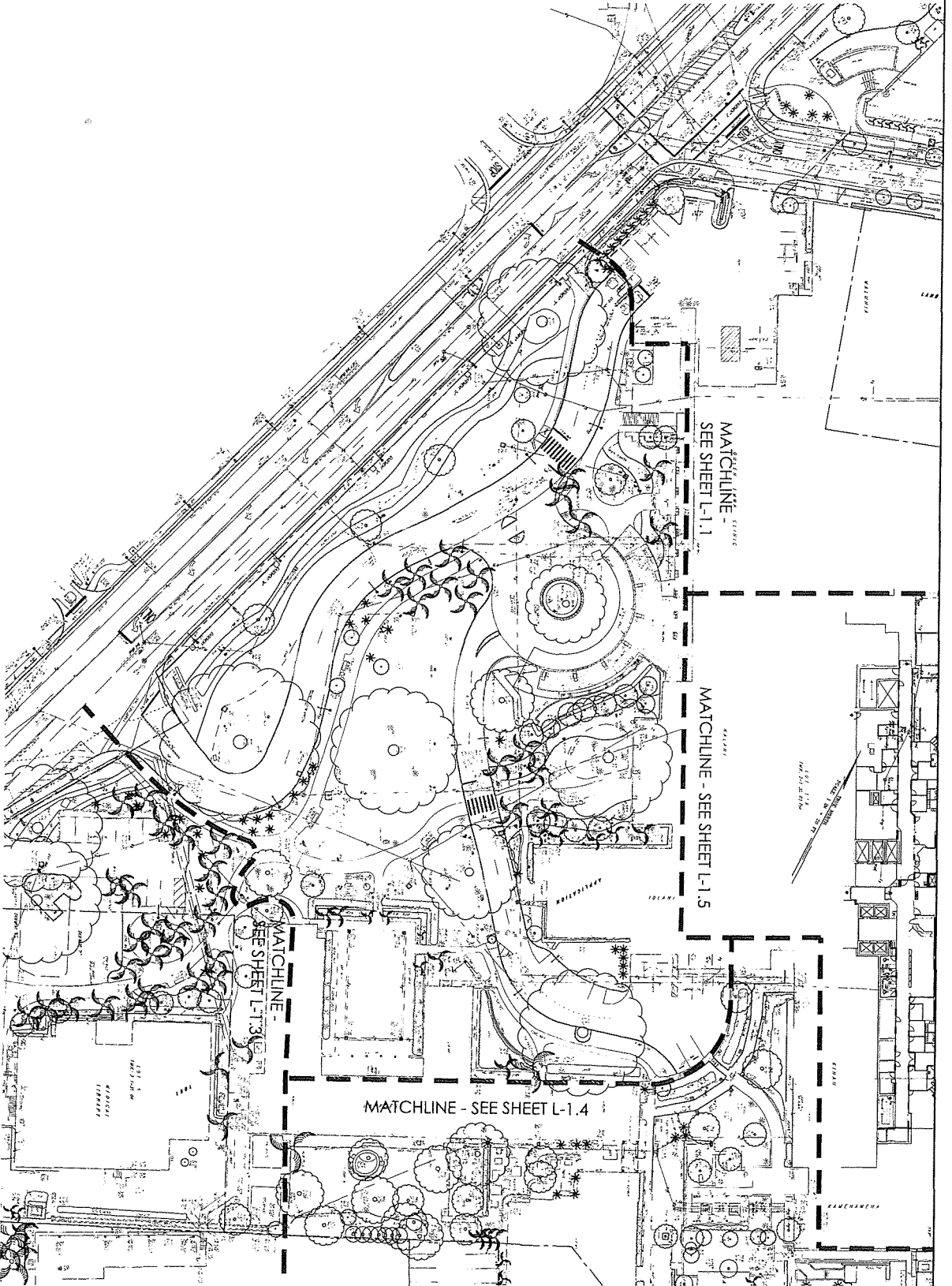
DATE _____

SCALE 1"=30'-0"

SHEET 07

Contractor to check and verify all dimensions and conditions on project site prior to construction.

L-1.1



L-1.2

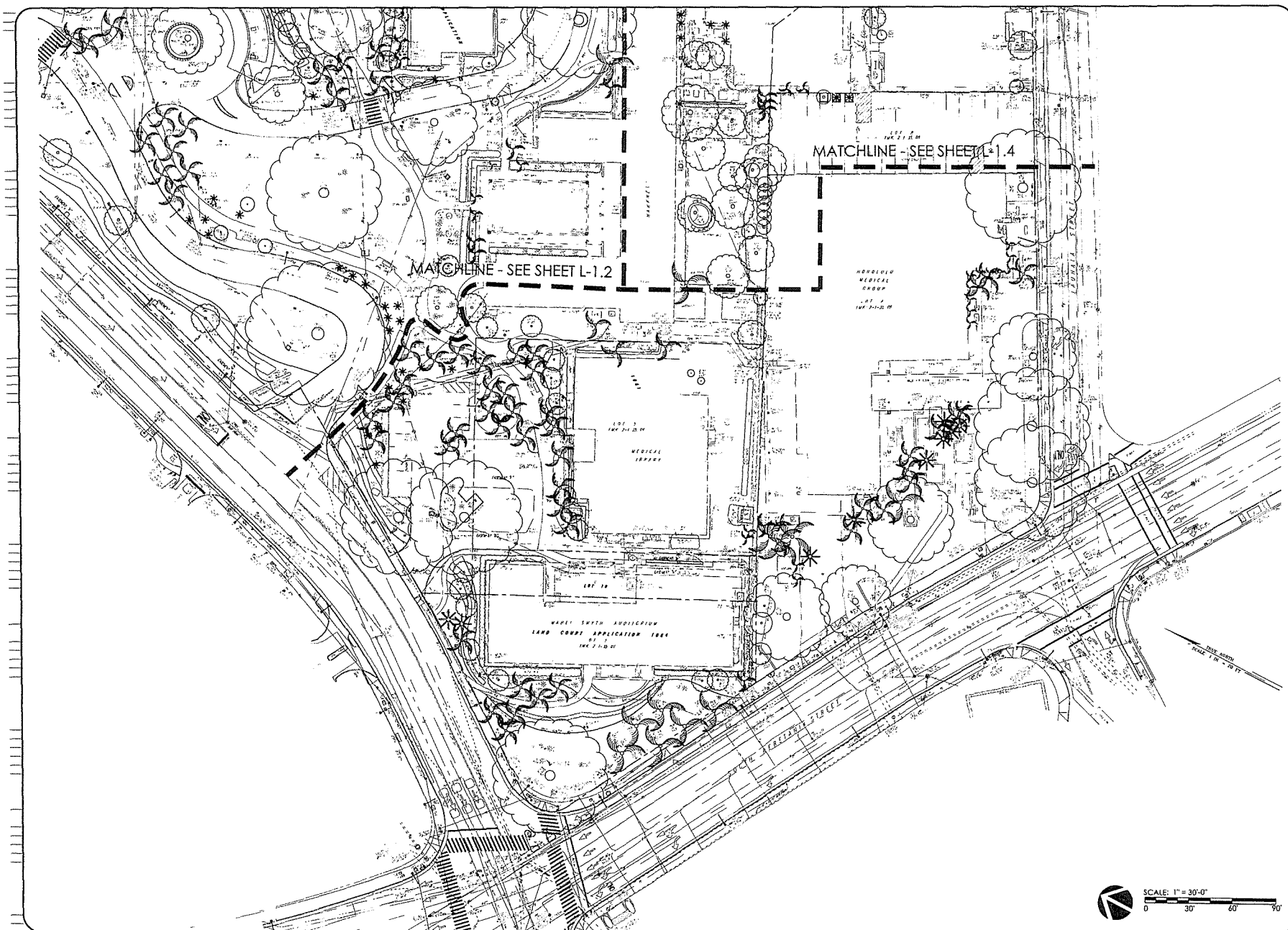


1148 Third Avenue
New York, NY 10017
Telephone (212) 755-5591
Fax (212) 755-5585

PROJECT
THE QUEEN'S MEDICAL CENTER
TREE SURVEY -
FRONT LOT

DISCUSSION OF CONTRIBUTION
This project is a contribution to
the Queen's Medical Center
by the Rules and Regulations
of Professional Engineers,
Architects, Land Surveyors,
STATE OF HAWAII.

DESIGN _____
DRAWN _____
DATE _____
SCALE 1"=30'-0"
SHEET _____ OF _____
Contractor is checked and
conditions on project site
prior to construction.



landscape architecture

1140 Third Avenue
Honolulu, Hawaii 96816
Telephone (808) 739-5591
Fax (808) 739-5595

PROJECT
THE QUEEN'S MEDICAL CENTER
TREE SURVEY
THE QUEEN'S CONFERENCE CENTER
AND PHYSICIAN'S OFFICE BUILDING 3

Observation of construction
will be as defined by
Title (16-115-2) in
the Rules and Regulations
of Board of Registrations
of Professional Engineers,
Architects, Land Surveyors,
and Landscape Architects,
STATE OF HAWAII.

DESIGN _____

DRAWN _____

DATE _____

SCALE 1"=30'-0"

SHEET _____ OF _____

Contractor to check and
verify all dimensions and
conditions on project site
prior to construction.

L-1.3

Exhibit C-4



landscape architecture
1144 Third Avenue
Honolulu, Hawaii 96816
Tel: (808) 531-5591
Fax: (808) 739-5595

PROJECT
THE QUEEN'S MEDICAL CENTER
TREE SURVEY-
HARKNESS, CANCER CENTER, NAEA
AND MANAMANA

Information of construction
will be defined by
Title (16-115-2) in
the Rules and Regulations
of Board of Registration
of Professional Engineers,
and Landscape Architects,
STATE OF HAWAII.
DESIGN
DRAWN
DATE
SCALE 1"=30'-0"
SHEET 01
Contractor to check and
verify all dimensions and
conditions on project site
prior to construction.

L-1.4

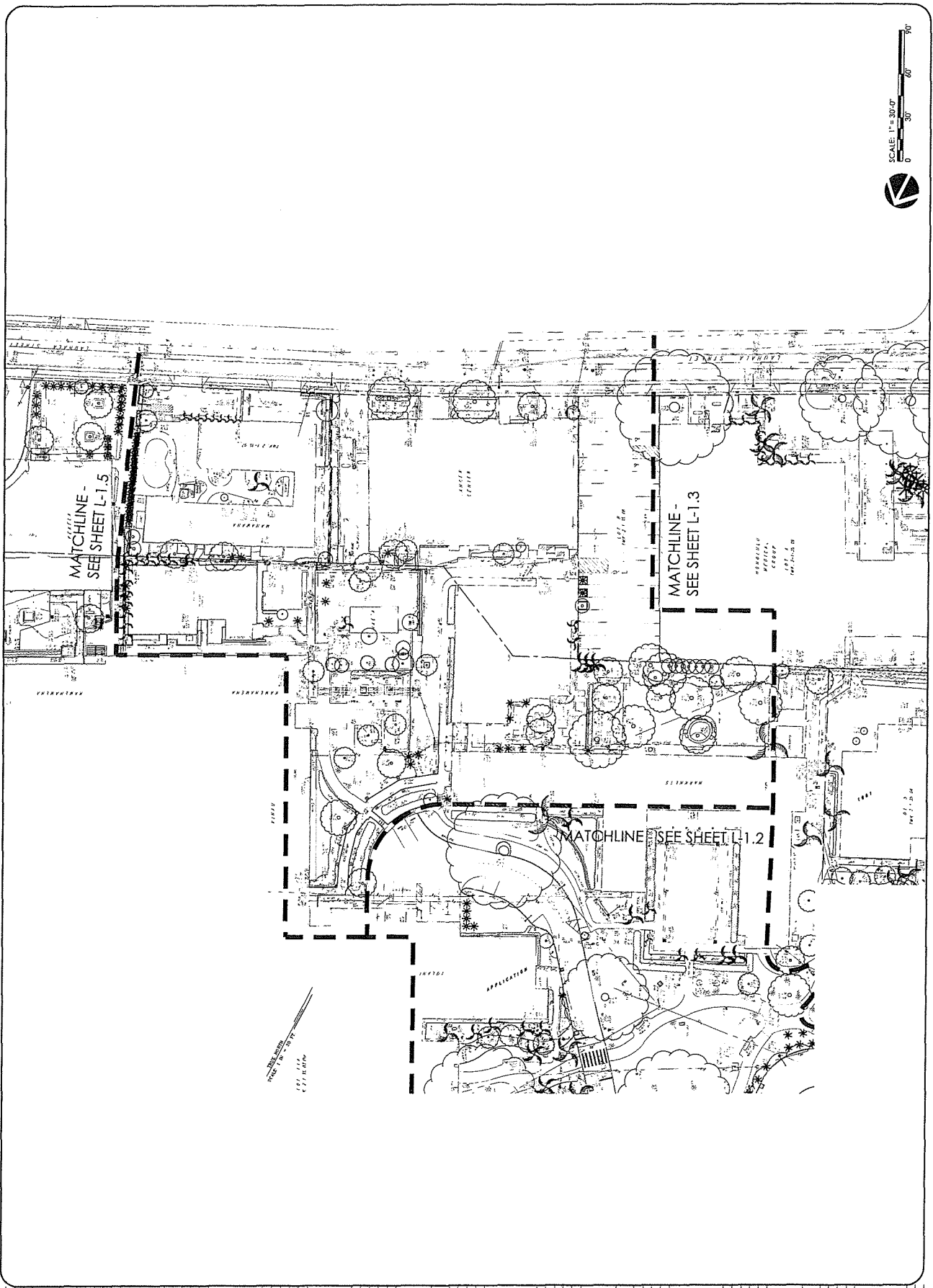
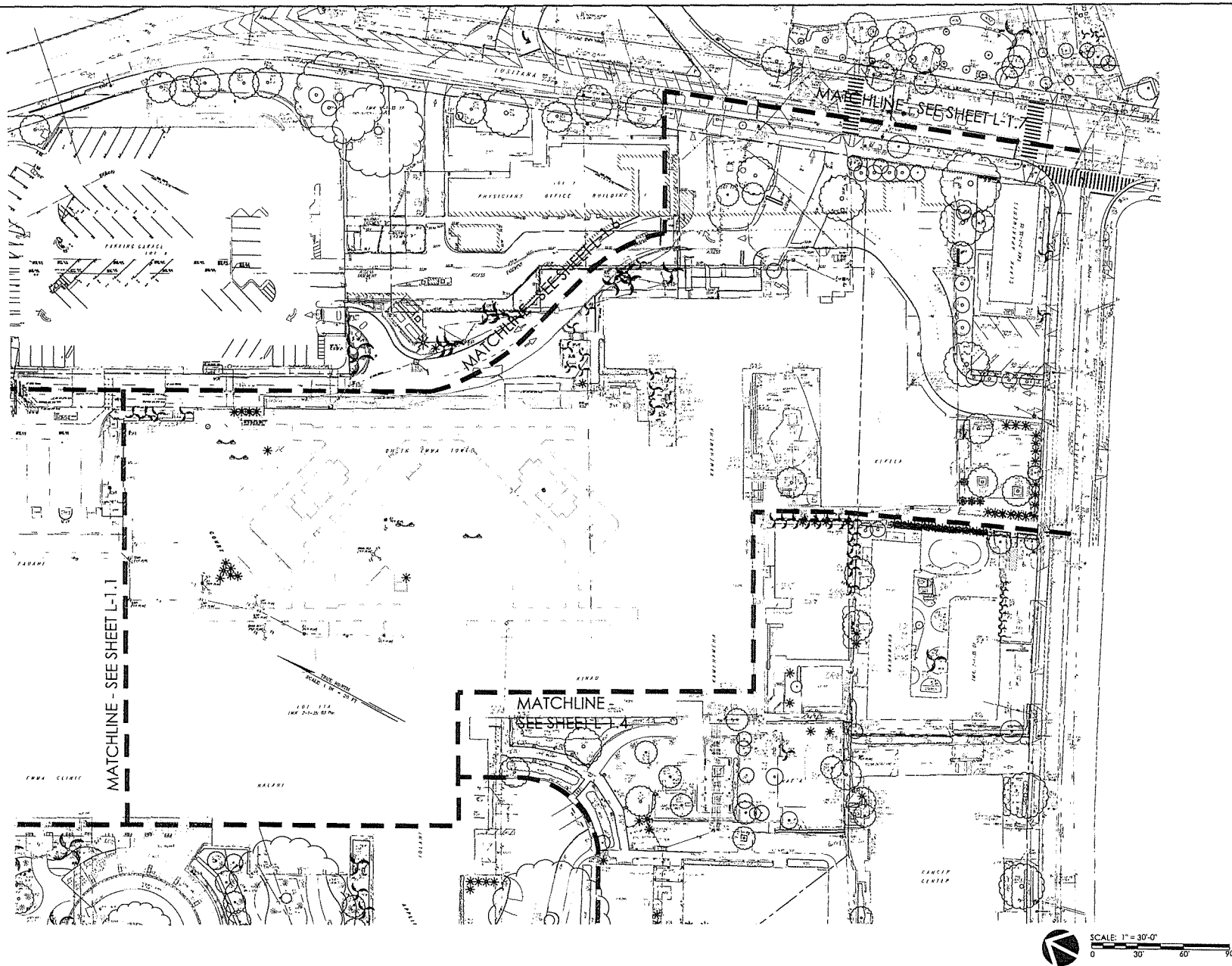


Exhibit C-5



landscape architecture

1148 Third Avenue
Honolulu, Hawaii 96816
Telephone (808) 759-5591
Fax (808) 759-5595

PROJECT

THE QUEEN'S MEDICAL CENTER
TREE SURVEY -
KEKELA, KAMEHAMEHA AND
CLARK APARTMENTS

Observation of construction
will be as defined by
Title (16-115-2) in
the Rules and Regulations of
Board of Registrations
of Professional Engineers,
Architects, Land Surveyors,
and Landscape Architects,
STATE OF HAWAII.

DESIGN

DRAWN

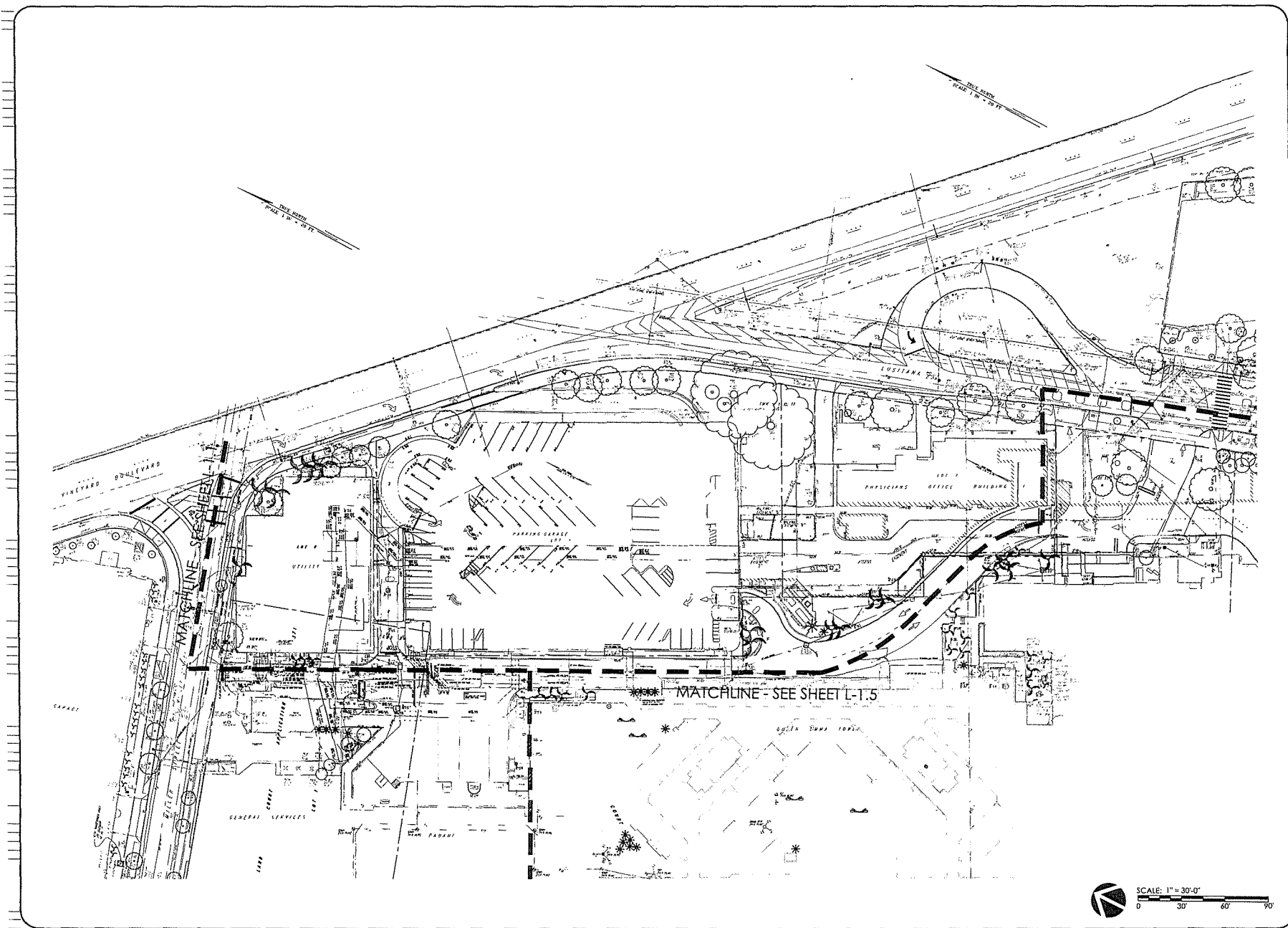
DATE

SCALE 1"=30'-0"

SHEET OF

Contractor to check and
verify all dimensions and
conditions on project site
prior to construction.

L-1.5



wallers kimura moroda
 landscape architecture
 1148 Third Avenue
 Honolulu, Hawaii 96816
 Telephone (808) 739-6591
 Fax (808) 739-6595

PROJECT
THE QUEEN'S MEDICAL CENTER
TREE SURVEY -
PHYSICIAN'S OFFICE BUILDING 1
AND PA'AHANA

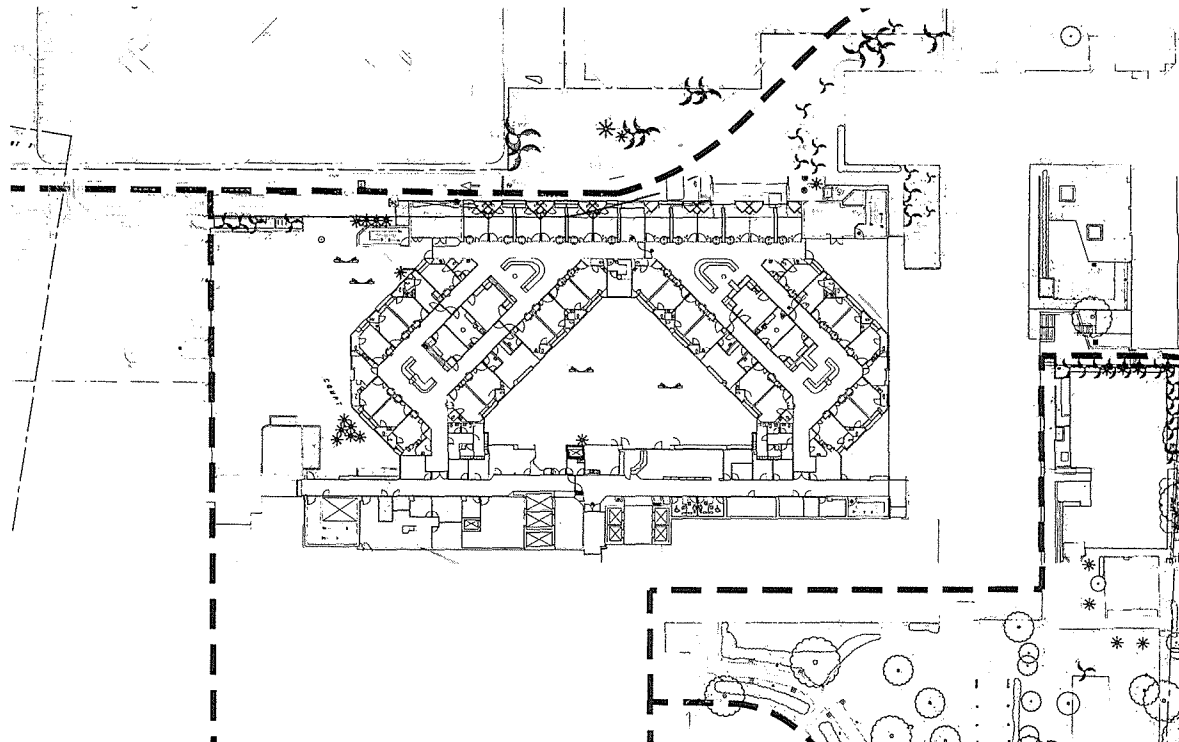
Observation of construction will be as defined by Title (16-115-2) in the Rules and Regulations of Board of Registrars of Professional Engineers, Architects, Land Surveyors, and Landscape Architects, STATE OF HAWAII.

DESIGN _____
 DRAWN _____
 DATE _____
 SCALE 1"=30'-0"
 SHEET _____ OF _____

Contractor to check and verify all dimensions and conditions on project site prior to construction.

L-1.6

Exhibit C-7



SCALE: 1" = 30'-0"
0 30' 60' 90'



landscape architecture

1148 Third Avenue
Honolulu, Hawaii 96816
Telephone (808) 739-5591
Fax (808) 739-5595

PROJECT

THE QUEEN'S MEDICAL CENTER
TREE SURVEY -
QUEEN EMMA TOWER - LEVEL 4

Observation of construction
will be as defined by
Title (18-115-2) in
the Rules and regulations
of Board of Registrations
of Professional Engineers,
Architects, Land Surveyors,
and Landscape Architects,
STATE OF HAWAII.

DESIGN _____

DRAWN _____

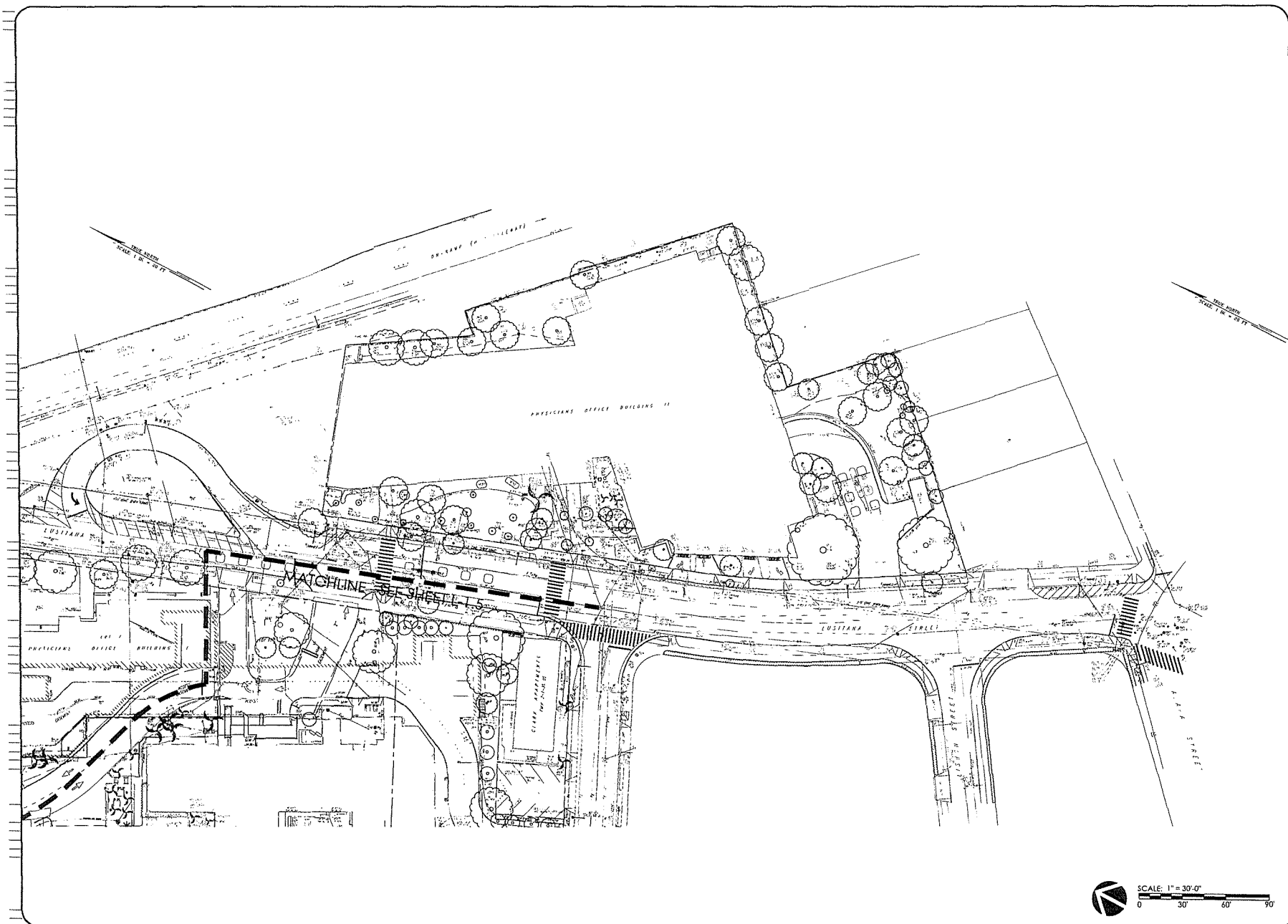
DATE _____

SCALE 1"=30'-0"

SHEET _____ OF _____

Contractor to check and
verify all dimensions and
conditions on project site
prior to construction.

L-1.8



Walters Kimura
moloka
 landscape architecture
 1140 Third Avenue
 Honolulu, Hawaii 96816
 Telephone (808) 739-5591
 Fax (808) 739-5595

PROJECT
 THE QUEEN'S MEDICAL CENTER
 TREE SURVEY
 PHYSICIAN'S OFFICE BUILDING 2

Observation of construction
 will be as defined by
 Title (16-115-2) in
 the Rules and Regulations
 of Board of Registrations
 of Professional Engineers,
 Architects, Land Surveyors,
 and Landscape Architects,
 STATE OF HAWAII.

DESIGN _____
 DRAWN _____
 DATE _____
 SCALE 1"=30'-0"
 SHEET _____ OF _____

Contractor to check and
 verify all dimensions and
 conditions on project site
 prior to construction.

L-1.7

Exhibit C-9

TREE INVENTORY

COMMON NAME	BOTANICAL NAME	TOTAL
AFRICAN TULIP	SPATHODEA CAMPANULATA	1
ALAHE'E	PSYDRAX OODRATA	1
ARECA PALM	CHRYSAIDOCARPUS LUTESCENS	36
ASOKA	POLYANTHIA LONGIFOLIA	8
AUTOGRAPH	CLUSIA ROSEA	1
AVOCADO	PERSEA AMERICANA	1
BANYAN, CHINESE	FICUS MICROCARPA	1
BANYAN, INDIAN	FICUS BENGHALENSIS	2
BADBAB	ADANSONIA DIGITATA	1
BOMBAX, PINK	PSEUDOBOMBAX ELLIPTICUM	1
BOMBAX, WHITE	PSEUDOBOMBAX ELLIPTICUM	1
BOTTLE PALM	HYOPHORBE LAGENICULUS	7
BOTTLEBRUSH	CALLISTEMON CITRINUS	1
BRASSAIA	SCHEFFLERA ACTINOPHYLLA	2
BRASSAIA, VARIEGATED	SCHEFFLERA ACTINOPHYLLA	1
BREADFRUIT	ARTOCARPUS ALTILIS	1
CALIFORNIA FAN PALM	WASHINGTONIA FILIFERA	1
CHICLE	MANILKARA ZAPOTA	2
CHINESE FAN PALM	LIVISTONA CHINENSIS	3
CITRUS	CITRUS SPP.	3
COCONUT PALM	COCOS NUCIFERA	61
DATE PALM	PHOENIX DACTYLIFERA	1
DRACAENA FRAGRANS	DRACAENA FRAGRANS	5
DRACAENA MARGINATA	DRACAENA MARGINATA	3
DWARF PHOENIX PALM	PHOENIX ROEBELII	3
FALSE OLIVE	ELAEODENDRON ORIENTALE	4
FERN TREE	FILICUM DECIPiens	5
FIDDLELEAF FIG	FICUS LYRATA	4
FIDDLEWOOD	CITHAREXYLUM SPINOSUM	1
FLJ FAN PALM	PRITCHARDIA PACIFICA	11
FISHTAIL PALM	CARYOTA MITIS	5
FOXTAIL PALM	WODYETIA BIFURCATA	5
GEOMETRY TREE	BUCIDA BUCERAS	1
GIANT CREPE MYRTLE	LAGERSTROEMIA SPECIOSA	1
GOLD TREE	TABEBUIA DONNELL-SMITHII	29
GOLDEN BUTTERCUP	COCHLOSPERMUM VITIFOLIUM	1
HAU	HIBISCUS TILIACEUS	8
HAU, VARIEGATED	HIBISCUS TILIACEUS	1
HALA	PANDANUS OODRATISSUMUS	19
HAWAIIAN TREE FERN	CIBOTIUM CLAUDUM	4
HIBISCUS	HIBISCUS ROSA-SINENSIS	1
HONG KONG ORCHID	BAUHINIA BLAKEANA	2
JATROPHA	JATROPHA INTEGERRIMA	2
KAPOK	CEIBA PENTANDRA	1
KUKUI	ALEURITES MOLUCCANA	18
LEMON EUCALYPTUS	CORYMBIA CITRIGODORA	1
LIME	CITRUS SPP.	1
LOULU	PRITCHARDIA SPP.	3
LOULU LELO	PRITCHARDIA HILLEBRANDII	1
MACARTHUR PALM	PTYCHOSPERMA MACARTHURII	141
MAJESTY PALM	RAVENEA RIVULARIS	7
MANGO	MANGIFERA INDICA	1
MANILA PALM	VEITCHIA MERRILLII	14
MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	8
MINDANAO GUM	EUCALYPTUS DEGLUPTA	17
MOCK ORANGE	MURRAYA PANICULATA	3

COMMON NAME	BOTANICAL NAME	TOTAL
MONKEYPOD	SAManea SAMAN	23
NAWA	STERCULIA APETALA	2
NONI, VARIGATED	MORINDA CITRIFOLIA	1
'OHAI ALI'	CAESALPINIA PULCHERRIMA	5
'OHAI LEHUA MAMO	METROSIDEROS POLYMORPHA	1
PAKLAN	MICHELIA ALBA	1
PALM	UNIDENTIFIED PALM	3
PAPAYA	CARICA PAPAYA	2
PAPUA FISHTAIL PALM	PTYCHOSPERMA BURRETIANUM	1
PIIU NUT	CANARIUM VULGARE	1
PINANGA PALM	PINANGA SPP.	1
PLUMERIA, COMMON WHITE	PLUMERIA SPP.	12
PLUMERIA, PINK	PLUMERIA SPP.	8
PLUMERIA, RAINBOW	PLUMERIA SPP.	1
PLUMERIA, SINGAPORE	PLUMERIA OBUSA	27
PLUMERIA, YELLOW	PLUMERIA SPP.	11
POGADA	MIMUSOPS ELENGI	2
PRINCESS PALM	DICTOSPERMA ALBUM	12
RHAPIS PALM	RHAPIS EXCELSA	4
RED SEALING WAX PALM	CYRTOSTACHYS RENDA	1
REVA	CERBERA MANGHAS	1
ROYAL PALM	ROYSTONEA REGIA	20
SHOWER, RAINBOW	CASSIA X NEALIAE 'RAINBOW'	11
SHOWER, 'QUEEN'S HOSPITAL WHITE'	CASSIA X NEALIAE 'QUEEN'S HOSPITAL WHITE'	7
SILVER TRUMPET	TABEBUIA AUREA	1
SPINDLE PALM	HYOPHORBE VERSCHAFFELTII	8
SPINY LICUALA	LICUALA SPINOSA	1
STRAWBERRY GUAVA	PSIDIUM CATTLEIANUM	1
SUNSET PALM	ARECA VESTARIA	3
STARFRUIT	AVERRHOA CARAMBOLA	1
STEMMADENIA	STEMMADENIA LITORALIS	2
TAMARIND	TAMARINDUS INDICA	1
TEDDY BEAR PALM	NEODYPSIS LASTELLIANA	5
TULIPWOOD	HARPULLIA PENDULA	1
TRAVELLER'S PALM	RAVENALA MADAGASCARIENSIS	13
UNIDENTIFIED TREE		1
YLANG YLANG	CANANGA OODRATA	7
	BORASSODENDRON MACHADONIS	1
GRAND TOTAL		672

STREET TREE INVENTORY

COMMON NAME	BOTANICAL NAME	TOTAL
FERN TREE	FILICUM DECIPiens	5
ROYAL POINCIANA	DELONIX REGIA	9
SHOWER, RAINBOW	CASSIA X NEALIAE 'RAINBOW'	5
GRAND TOTAL		19

Walters
Kimura
Moitola
landscape architecture
1148 Third Avenue
Honolulu, Hawaii 96816
Telephone (808) 739-5581
Fax (808) 739-5595

THE QUEEN'S MEDICAL CENTER
TREE INVENTORY
TOTAL
PROJ. 457

Observation of construction will be as defined by Title (16-115-2) in the Rules and Regulations of Board of Registrations of Professional Engineers, Architects, Land Surveyors, and Landscape Architects, STATE OF HAWAII.

DESIGN _____

DRAWN _____

DATE _____

SCALE NO SCALE

SHEET _____ OF _____

Contractor to check and verify all dimensions and conditions on project site prior to construction.

L-2.0

The Queen's Medical Center 15-Year Master Plan Proposed Development					
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Hawaii Capital District (Precinct)	Height (feet)	Description
Phase I (2011 to 2015)					
Physicians Office Building (POB) III	110,580	31,718	QMC	100	Already constructed. Will be added to the new PRU.
Cancer Research Center	46,552	12,696	QMC	60	Already constructed. Will be added to the new PRU. Eventually will be demolished to accommodate development of Phase I of the Lauhala Street Redevelopment.
Hawaii Medical Library (HML) Renovation	27,831	10,901	QMC	26	A minor modification (No. 2010/ELOG-1690) to the previous PRU (No. 2004/PRU-2) was approved November 24, 2010, to eliminate the HML Parking Garage from the existing Five Year Master Plan and to convert the HML library space to office space. Approximately 3,323 square feet will be added to the existing structure.
Re-clad Pauahi Tower	160,851	37,680	QMC	109	Exterior work to re-clad the exterior wall of the existing Pauahi Tower.
Lauhala Street Tower Redevelopment Phase I	230,204	54,835	QMC Tower	125 149	This phase includes demolition of the Manamana Building, Cancer Research Center and Harkness Annex for new outpatient care, cafeteria and office space (about 230,204 square feet) and 640 parking stalls.

The Queen's Medical Center 15-Year Master Plan Proposed Development					
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Hawaii Capital District (Precinct)	Height (feet)	Description
Iolani/Harkness Dining Room	50,164 52,386	10,269 29,702	QMC	68 26	Relocate Iolani Ground Floor functions to Iolani 3 and relocate Harkness Dining Room to Iolani Ground
Interior Renovations and Minor Additions	varies	varies	varies	varies	Interior renovations and changes in use in certain areas and other minor additions to existing buildings.
Phase II (2015 to 2020)					
General Services Building Expansion	48,652	18,522	QMC	65	Addition to the General Services Building for research, laboratory, and medical center office use.
Miller Street Parking Garage/Bridge	132	132	Historic	34	Addition of a 132-square foot bridge over Miller Street between the Parking Garage and General Services Building.
Interior Renovations and Minor Additions	Varies	Varies	Varies	Varies	Interior renovations and changes in use in certain areas and other minor additions to existing buildings.
Phase III (2020 to 2025)					
Kamehameha Infill Building Addition	69,772 74,205	20,387 22,886	Tower	61 57	Development of two additional floors on top of the existing infill area between the existing Kamehameha Building and Queen Emma Tower, resulting in approximately 4,433 square feet of additional floor area.

The Queen's Medical Center 15-Year Master Plan Proposed Development					
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Hawaii Capital District (Precinct)	Height (feet)	Description
Lauhala Street Tower Redevelopment Phase II	307,021	37,103	QMC and Tower	112 150	UH Tower, Kekela, Clark Apartment and Kamehameha will be demolished in this phase. Development will consist of a small Lobby on Level G; utility services and storage on Parking levels P-1 through P-3; Surgery on level .
Interior Renovations and Minor Additions	Varies	Varies	Varies	Varies	Interior renovations and changes in use in certain areas and other minor additions to existing buildings.

Existing Structures to be Demolished					
Building	Hawaii Capital District Precinct	Height Limit (feet)	Floor Area (square feet)	Building Area (square feet)	Height (feet)
Clark Apartment	QMC Precinct	130	12,363	3,072	45
Harkness Annex (Cafeteria)	QMC Precinct	100	7,347	7,347	26
Kamehameha	Tower Precinct	150	69,772	20,387	61
Kekela/UH Tower	QMC Precinct Tower Precinct	130 and 150	93,782	18,109	98
Manamana	QMC Precinct	130	24,968	7,564	35
Cancer Research Center	QMC Precinct	130	46,552	12,696	60
Total			254,784	69,175	